



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0834	0025	RF-1	6C05

Address of Property: 504 F St NE

ZONING INFORMATION

Relief from section(s): E § 304.1

Type of Relief: Special Exception

Brief description of proposed project: Jessica Rowlands and John Conte (the “Applicant”), the owners of the property located at 504 F Street, NE (Square 0834, Lot 0025) (the “Subject Property”). The Applicant is seeking a Special Exception, pursuant to 11 DCMR Subtitle E, § 5201.1, to construct a three-story addition to an existing, attached single-family row building (the “Project”) on a non-alley lot. The existing row building has a lot occupancy of fifty-seven percent (57%). The proposed addition will increase lot occupancy to seventy percent (70%). Accordingly, the Applicant is requesting special exception relief from the maximum lot occupancy requirements of 11 DCMR Subtitle E § 304.1 to construct the Project.

Present use of Property: The existing use at 504 F St NE (square 0834, lots 0025) is a single-family row dwelling.

Proposed use of Property: The proposed use for 504 F St NE (square 0834, lots 0025) will remain a single-family row dwelling.

CONTACT INFORMATION

Owner Information

Name: Conte, John O and Rowlands, Jessica L
E-mail: jessrowlands@gmail.com
Address: 504 F St NE Washington, DC, 20002
Phone No.s: (518) 598-3168
Phone No. Alternate:

Authorized Agent Information

Name: Charles Warreen
E-mail: email@teass-warren.com
Address: 609 H St NE, Suite 600 Washington, DC, 20002
Phone No.s: (202)683-6260
Phone No. Alternate:

WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- **Solar:**
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property
- Waive my right to hearing
- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
- Request that this case be placed on the Expedited Review Calendar

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special excpetions	\$325	1	\$325
Grand Total			325

Board of Zoning Adjustment
District of Columbia
CASE NO.20923
EXHIBIT NO.1

SIGNATURE

Date



Charles Warren	3/29/2023
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